



You Are Why We Are Here

**FRANKLIN COUNTY
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING MINUTES
January 9, 2023
6:00 P.M.**

Present: Chairman Jeff Jacques
District 1 Commissioner Robert Franklin
District 2 Commissioner Kyle Foster
District 3 Commissioner Elizabeth Busby

Media: Shane Scoggins, Franklin County Citizen
M.J. Kneiser, 92.1 Radio

Staff: County Manager, Derrick Turner
Planning & Zoning Director, Matthew Hailey
County Clerk, Jane Brown

Item 1. Call to Order Chairman Jacques called the meeting to order and welcomed everyone to the first Regular Meeting of 2023. Asked for prayers for wisdom and guidance.

Item 2. Invocation and Pledge of Allegiance to the American Flag Commissioner Jacques gave an invocation, followed by the Pledge to the American Flag.

Item 3. Approval of Agenda Commissioner Busby moved to approve the meeting agenda as presented, adding Personnel to the Executive Session and removing Non-Profit Permits (which would be included in #10, Planning & Zoning).. Commissioner Franklin seconded the motion. The motion carried, 3-0, with all Commissioners voting in favor. The meeting agenda was approved as presented, with amendments noted. Chairman noted when Commission District 4 seat is filled, he would like to vote (previous Chairman did not).

Item 4. Approval of Minutes The following prior meeting minutes were considered for approval: 10/3/2022: Public Hearing & Regular Meeting; 10/25//22: Work Session; 11/29/22: Work Session; and 12/05/22: Regular Meeting. Commissioner Foster moved

to approve the prior meeting minutes. Commissioner Busby noted spelling of names on Regular Meeting Minutes of 10/25/22. There was no further discussion; Commissioner Busby seconded motion to approve with spelling edits. The motion carried, 3-0, with all Commissioners voting in favor.

Item 5. Public Comment Chairman Jacques opened the meeting for public comment.

- **April Rowland** - 285 Cedar Point Rd. Martin/Gumlog community – re: Jake Brake ordinance -- Gumlog is a rural area; rolling hills and curves; purpose of Jake Brake is to slow truck down using engine, not brakes. A safety issue – do not want to be in front of a truck going down a hill with failing brakes; restricting in densely populated areas one thing; not in rural area – should not be county-wide ordinance.
- **Amy Hanley** – Carnesville – City of Carnesville water purchase by County. \$900,000 – how was price tag arrived at – fair price for failing system? How can residents get a copy of the appraisal? Residents have complained time and time again – water issues, no water pressure and other problems; antiquated, broken system. Why is this a good thing for Franklin County – how is \$200,000 debt being paid for – where did debt originate? City of Carnesville transparency – no communication. “we don’t have to” – who holds a city like that accountable? How can citizens be informed?
- **Terry Roberson**, 64 Mountain View Dr., Lavonia – same issues re: Carnesville Water – some county folks don’t have water; County should not come to rescue Carnesville. So many new homes brought in (City of Lavonia) – so many don’t have good water pressure – in evening, can’t keep shower going. County should take care of county water problems, before Carnesville’s..
- **Tina Brock**- 638 Reno Rd., Royston – Exec. Director – Franklin Life Pregnancy Resource Center - ministry/refuge for women; to expand - cost of building permits for \$8,000 - \$9,000 – don’t know where these monies go; if it’s going to cost that much, need fund raisers – will benefit community.
- **Howard Owenby** - 210 Carson Farm Rd., Carnesville – Building permit issue – awful to have non-profit have to pay \$9,000. Carnesville water situation – Carnesville Council doesn’t want to hear from anyone outside the Carnesville City Limits – feels like County shouldn’t have to pay. Huge headache. County doesn’t need any more headaches. Also issue with zoning map. In past zoning was voted to revert back to original zoning – that hasn’t happened. Rezoned on whim of county.
- **Carolee Coker** – 1560 Holbrook Rd Carnesville – Zoning map – concerned that thousands of properties were visually, not mathematically updated. A lot of errors. Map never officially approved. Chairperson of Citizens Zoning Committee – should be marked “draft” – never put before Zoning Board.
- **Beverly Folsom** – 67 P.J.’s Inlet Lavonia – excited with new Board. Zoning Code – still not up-to-date. Years of history need to be addressed. Want equitable, efficient code enforcement – compliance - shortest amount of time. Grateful for Marshal and deputy. Same people doing same thing over and over. Schedule of fines.
- **Jason Boyce** – 540 Carson Farm Rd., Carnesville – many illegalities in voting/election process. Voter integrity is broken. Citizens don’t know what is going on – need comprehensive plan for the County. Need to plan to address: water; zoning; airports. Need to put together in organized way. Offered to help (retired). Board has never returned calls.
- **Anthony Rowland**- 285 Cedar Point Rd., Martin – County very small county; dirt roads; rural – no plan for water. 2023 – should not be dirt roads – infrastructure should be in place. So much to pay Carnesville to fix their water – Carnesville should be paying County.

Zoning should be commercial, agricultural, residential . . . don't need so many levels of each zone. Jake Brake – ordinance isn't going to change anything on – when I see those signs, I intentionally Jake Brake – system there for a reason. Can't stop noise. Rather truck be able to stop rather than drive through your house.

COMMENTS FROM COMMISSIONER JACQUES: We have had five comments this evening regarding the Carnesville Water System matter, and I feel compelled to address these – a carry-over from the previous Board. This Commission has done considerable vetting of this high-profile matter. This current Board has had conversations with individual Commissioners and the Board as a whole. Before this acquisition is decided upon, it will be brought before the public and only after the questions we have submitted about cost, structural integrity, other issues, etc. have been addressed.

Item 6. Items for Discussion The Chairman introduced the following items for discussion:

Item 7. Edward A Pugh, 38 Mulberry Rd, Winder, GA 30680 has filed for a conditional use permit for a Special Events Venue in an Agriculture General (AG) zoning district on a +/- 49.7 acre tract. The property is located on 863 Clareburn Trail, and is further identified as tax parcel 012 061D. **Planning Commission denied 3-0. Application was withdrawn 12/16/2022.**

Item 8. Shelley Phillips, 249 Phillips Circle, Royston, GA, has filed an application requesting a Variance to the minimum lot size requirement on a Rural Residential (RR) zoning district on a +/- 0.997 acre tract located at 301 Woods Road and further identified as Parcel Number 034 046. **Planning Commission approved, 3-0.** Motion to Approve Variance by Commissioner Busby; seconded by Commissioner Foster. Commissioner Franklin asked about stipulations re: grading. No – legal issues; should be between two property owners. Motion carried, 3-0.

Item 9. Preliminary Plat Review – Sewell Landing – Planning Commission approved, 3-0. Motion to Approve by Commissioner Foster; seconded by Commissioner Franklin. No discussion. Motion carried, 3-0.

Item 10. Planning & Zoning – Inspections Discussion – Chairman Jacques hesitant to have this item placed on a regular Board Session given the gravity to the Planning and Zoning issue – we need to begin discussion tonight. Place on January Work Session for continued discussion. Since 2005, many significant changes & growth patterns have occurred – we needed something to protect Franklin County in 2022 -- UDC developed – number of issues still not a good fit. Now require mobile homes to have underpinnings, etc. which could cost more than mobile homes altogether. Need to come to table with proposals and solutions. Collaborate with citizens board panel – AG, RG, Commercial, etc. Commissioner Busby will serve as contact with citizens board. Also addressed timeliness and duplication of inspections – additional cost and delay – need discussion. Moratorium? In-house inspection vs. 3rd party? Franklin County is way more than any surrounding counties in permit costs – Madison County \$1,455; Stephens \$190; Hart

\$25; Franklin County \$11,693; Jackson \$2,923 – must be addressed. Electronically vs. in-house? County losing tax dollars/business due to disparity. Commissioner Busby – when she came on Board, she had many concerns re: above – she has spearheaded advisory citizens committee – delayed a bit due to holidays. Have GOT to do something about permitting. Commissioner Foster concurs. Commissioner Franklin” hasn’t been in favor of it from Day One”. This isn’t Lawrenceville or Gwinnett . . . must be in-house, so Board members can talk to them.

Item 11. Jake Brake Ordinance – Commissioner Busby asked for it; she recused herself from voting due to family being in area where a problem exists. Just have signs put in affected area? Move forward to make application with DOT to pass Ordinance? Area of concern: Highways 59 and 198 – per County Manager – ordinance in more narrow in scope? Table the issue until Work Session – Motion by Commissioner Busby – seconded by Commissioner Foster. All voted in favor. 3-0.

Item 11. Executive Session: Litigation, Real Estate & Personnel Regular Meeting was paused at 6:23 pm. Executive Session commenced. When Executive Session closed at 7:50 pm, a motion to end Executive Session by Commissioner Busby was made; seconded by Commissioner Franklin.

Item 12. Announcements – Public hearing water system improvements meeting January 19 at 2 pm at Justice Center.

Item 13. Adjourn Commissioner Franklin moved to adjourn the meeting. Commissioner Busby seconded the motion. The motion carried, 3-0, with all Commissioners voting in favor. The meeting was adjourned.


Signed on the 6 day of February, 2023


Chairman Jeff Jacques


Robert L. Franklin, District 1 Commissioner


Kyle Foster, District 2 Commissioner


Elizabeth Busby, District 3 Commissioner


Jane Brown, County Clerk